

**REGULAR MEETING OF
BELMONT REDEVELOPMENT AGENCY
Tuesday, May 10, 2005**

CALL TO ORDER 8:10 P.M.

ROLL CALL

Directors Present: Mathewson, Feierbach, Metropulos, Bauer, Warden

Directors Absent: None

Staff Present: Interim Executive Director Rich, Interim City Attorney Zafferano, Community Development Director Ewing, Public Works Director Davis, Agency Secretary Cook.

ITEM APPROVED ON CONSENT CALENDAR

Approval of Minutes of Regular Meeting of April 12, 2005.

ACTION: On a motion by Director Mathewson, seconded by Director Metropulos, the Consent Calendar was unanimously approved by a show of hands.

ADDITIONAL BUSINESS

Discussion and Direction on LMI Properties and Funding

Community Development Director Ewing reviewed the properties owned by the Redevelopment Agency, including those owned by the Low-to-Moderate Income (LMI) Fund. He noted that over the years various capital budgets have been adopted, and land use options have been discussed, regarding these properties. He reviewed the five-year spending plan, and stated that there was \$2.5 million of unallocated spending available each year. Options for future planning include holding a public workshop or hiring a consultant to develop a long-term spending plan.

Community Development Director Ewing stated that plans for the relocation of the Emmett House were continuing, and clarified the lot on which it currently sits is owned by the Redevelopment Agency's general fund. He stated that time was an issue for this property, and direction was needed regarding its future use.

Director discussion ensued. In response to Director's questions, Community Development Director Ewing clarified that there were no longer any potential developers for the Emmett House, and the building could be converted to condominiums, or other options could be explored.

Director Bauer expressed concerns regarding the old city hall site, since the Center for Independence of the Disabled (CID) building is part of this property. He does not want them to have to vacate the property.

Community Development Director Ewing stated that CID's use of the property is considered temporary, since it does not provide housing. The property would have to be freed from its housing obligation in order for CID to remain. He noted that the Low-to-Moderate Income Fund owns the entire parcel.

Scott Church, Fifth Avenue, expressed support for investigation of a strategic plan for long-range planning of RDA properties. He also supported holding a workshop.

Alisa Ferree, Fifth Avenue, concurred, and noted that any decisions will affect future generations. She stated that there is a need to balance density with the needs of the neighborhood. She would also like to maintain the trees on the city hall site.

In response to Director Mathewson, Finance Director Fil stated that the Redevelopment Agency would continue to receive LMI funds, and is dependent upon the issuance of debt. He noted this is tied to additional debt and available financing. He clarified that the most recent 30-year debt issuance was in 1996.

Director and staff discussion ensued regarding scenarios for RDA-owned properties.

Director Metropulos stated that he supported reviewing options for each of the properties.

Chair Warden expressed support for workshops and community outreach, and his continued support for moving the Emmett House as previously directed. He noted there is a disconnection between cash funds and LMI property ownership. He supported selling the old city hall site and using the proceeds for housing on El Camino Real. The parking lot site at Sixth Avenue and Emmett is not suited for housing, and parking will be needed for future downtown development. A plan should be developed for other properties.

Director Feierbach supported converting the Emmett House into two condo units, which would relieve City of management of that property. Community Development Director Ewing responded that this would require a zoning change to Planned Development, with a parcel map for a two-unit subdivision. He noted that a developer would be needed, and CC&R's would address conditions of use.

Directors concurred with the exploration of the option for condominium use for the Emmett House.

In response to Director Mathewson's questions regarding the Belmont House located on El Camino Real, Community Development Director Ewing stated a long-term ground lease could be made to the Kainos Group, and that they had expressed interest in doing so. He also stated that options would need to be developed for the old city hall site. This would require a property appraisal, with a reimbursement to the LMI Fund if the property were to longer be used for LMI housing. He suggested the CID site be analyzed as a separate property.

Director Feierbach recommended including the former Ross Lighting building site as an option for the RDA-owned properties. She noted that although CID has made site improvements, the building itself needs work. Director Bauer noted that CID made improvements and building upgrades without the use of any City dollars.

Director Metropulos noted that the final outcome of the Emmett House is different from how it began, after the Agency listened and responded to the community.

ADJOURNMENT at this time, being 8:50 P.M.

Meeting tape-recorded and videotaped
Tape No. 608
Minutes approved 6/14/2005

Terri Cook
Agency Secretary